

\$350,000 - 118 - 119 - 379 Dundas Street, London East (east K)

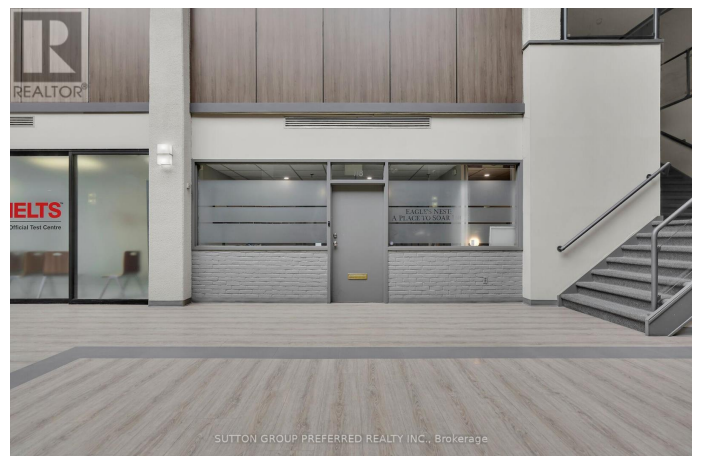
MLS® #X12068297

\$350,000

0 Bedroom, 0.00 Bathroom, 4,010 sqft
Office

East K, London East (east K), Ontario

1st Floor Commercial Condos in Downtown London - Units 118 & 119 - 379 Dundas Street, aka London Towers. Units are being sold together at a total of 4010 sqft. With DA2 Zoning they would make great turnkey office spaces for Insurance, Realty or Legal OR service trades like RMT, Physio, Medical or Wellness Centre plus many other business possibilities. Both units have updated vinyl laminate flooring and fresh paint. UNIT 118 at 1,880 sqft has an open reception area with view of the common area foyer. As you move through the space you will find 9 private offices, a kitchen, storage areas and access to the emergency exit. UNIT 119 at 2130 sqft has an open Reception Area with view of the atrium entrance. There is a private office, a large conference room, an open workstation area & kitchenette with wet bar, storage rooms, large rear room & access to emergency exit. Each unit has 1 underground parking spot on Level P2 #197 & #198. Other underground spots are available for rent. The owner has the advantage of using the building amenities such as: Pool, Fitness Area, Sauna, Windham Party Room & Outdoor Roof Top Area. There is secure fob entrance, building is wheelchair accessible with an elevator to access the 2nd floor commercial space. There are common area washrooms on the 1st & 2nd floors. Monthly Condo Fees Include: heat, hydro, water, common area maintenance,



exterior maintenance, snow removal & maintenance person is available 24/7.
Located minutes to many downtown amenities like Delta Hotels London Armouries, Canada Life Place, Victoria Park & Richmond Row shops. (id:6289)

Essential Information

Listing #	X12068297
Price	\$350,000
Bathrooms	0.00
Square Footage	4,010
Type	Office

Community Information

Address	118 - 119 - 379 Dundas Street
Subdivision	East K
City	London East (east K)
Province	Ontario
Postal Code	N6B1V5

Amenities

Amenities	Public Transit
Features	Elevator
Parking Spaces	2
Parking	Underground

Interior

Heating	Other
Cooling	Fully air conditioned

Listing Details

Listing Office	SUTTON GROUP PREFERRED REALTY INC.
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